BILL GARRETT, Davidson County
Trans:T20150077612 DEEDWARR
Recvd: 09/11/15 14:49 3 pgs
Fees:18.00 Taxes:2072.00
20150911-0092634

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32613-08-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me this 8th day of September, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Anne C. Boatman 12 Foxhall Close Nashville, TN 37215	New owner	Map and Parcel No.: 117 09 0 A 012 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven A. Riley, Executor of The Estate of Margaret Barry Riley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne C. Boatman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 12 Foxhall Close, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of September, 2015.

Steven A. Riley, Executor of the
Estate of Margaret Barry Riley
Docket No. 15P1041, Probate Court for
Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steven A. Riley, Executor Estate of Margaret Barry Riley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2015.

Notary Public
My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Revison of Lot 12 Foxhall Close, as of record in Plat Book 5210, page 327, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with Encroachment Easements of record in Book 5655, page 198 and Book 6576, page 21.

Being the same property conveyed to Harris D. Riley, Jr. and wife, Margaret B. Riley by deed dated April 20, 1992 from Third National Bank in Nashville of record in Book 8606, page 340, Register's Office for Davidson County, Tennessee. Harris D. Riley, Jr. died March 26, 2010 leaving Margaret B. Riley as surviving tenant by the entirety. Margaret B. Riley died on June 17, 2011 leaving a Last Will and Testament which has been probated and filed in Docket No. 15P1041, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Margaret Barry Riley directed the Executor to administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Steven A. Riley. Margaret B. Riley and Margaret Barry Riley are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 117 09 0 A 012 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Foxhall Close of record in Book 4954, page 586, amended in Book 5832, page 378, Book 5875, page 873 and Instrument No. 20150226-0016797, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 5210, page 327, Register's Office for Davidson County, Tennessee.
4. Easement for Encroachment of record in Book 5655, page 198, Register's Office for Davidson County, Tennessee.
5. Easement for Encroachment of record in Book 6576, page 21, Register's Office for Davidson County, Tennessee.